

2025-000262

02/24/2025 12:44 PM



00020693202500002620120122

After recording, return to:

Lisa Bluedeer
162 Condit Road
White Salmon, WA 98672

Skamania County
Real Estate Excise Tax

37634

FEB 24 2025

Send tax statements to:

Lisa Bluedeer
162 Condit Road
White Salmon, WA 98672

PAID

\$131.03

Skamania County Treasurer
Monaghan Deputy

Grantor: PACIFICORP, an Oregon corporation

Grantee: Lisa Bluedeer

Assessor's Property Tax Parcel: 03100200141800 AND PTN OF 03100200141600 1m 2-24-25

Short Legal Description: CABIN SITE #18 NORTHWESTERN LAKE AND PTN CABIN SITE #16 NORTHWESTERN LAKE

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Lisa Bluedeer, an unmarried woman, ("Grantee"), the real estate described and depicted on **Attachment 1** free of encumbrances created or suffered by Grantor, EXCEPT as specifically set forth in **Attachment 2**.

Grantor covenants and warrants that it is lawfully seized and possessed of the real property aforesaid and has the full right, power, and authority to execute this conveyance.

Dated: February 13th, 2025.

PacifiCorp, an Oregon corporation

Deanna Adams

Deanna Adams

Director, Real Estate Transactions

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON

}

} ss

COUNTY OF CLARK

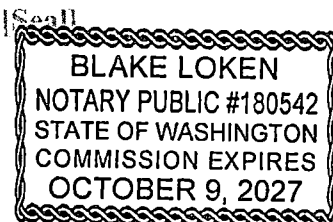
}

This instrument was acknowledged before me on this 13th day of February, 2025, by **Deanna Adams, Director, Real Estate Transactions for PacifiCorp, an Oregon corporation**.

[Signature]

Notary Public

My commission expires: October 09, 2027



Attachment 1

Legal Description and Depiction of the Property

CABIN SITE 18/LOT 18

Parcel No 03100200141800

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 17°25'04" WEST, A DISTANCE OF 1160.37 FEET TO THE SOUTHEAST CORNER OF CABIN SITE 18 AS DEPICTED AND SHOWN ON AREA 2A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP;

THENCE NORTH 35°04'11" WEST, 2.40 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 44°37'01" WEST, 12.58 FEET TO A POINT;

THENCE SOUTH 67°47'10" WEST, 36.23 FEET TO A POINT;

THENCE NORTH 32°37'23" WEST, 10.59 FEET TO A POINT;

THENCE SOUTH 64°43'35" WEST, 7.94 FEET TO A POINT;

THENCE SOUTH 25°24'11" EAST, 9.20 FEET TO A POINT;

THENCE SOUTH 84°09'20" WEST, 25.40 FEET TO A POINT;

THENCE NORTH 24°12'30" WEST, 207.98 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST LAKE ROAD;

THENCE NORTH 30°44'13" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST LAKE ROAD, 43.41 FEET TO A POINT;

THENCE SOUTH 34°51'39" EAST, 191.71 FEET TO A POINT;

THENCE SOUTH 49°51'40" EAST, 50.86 FEET TO A POINT;

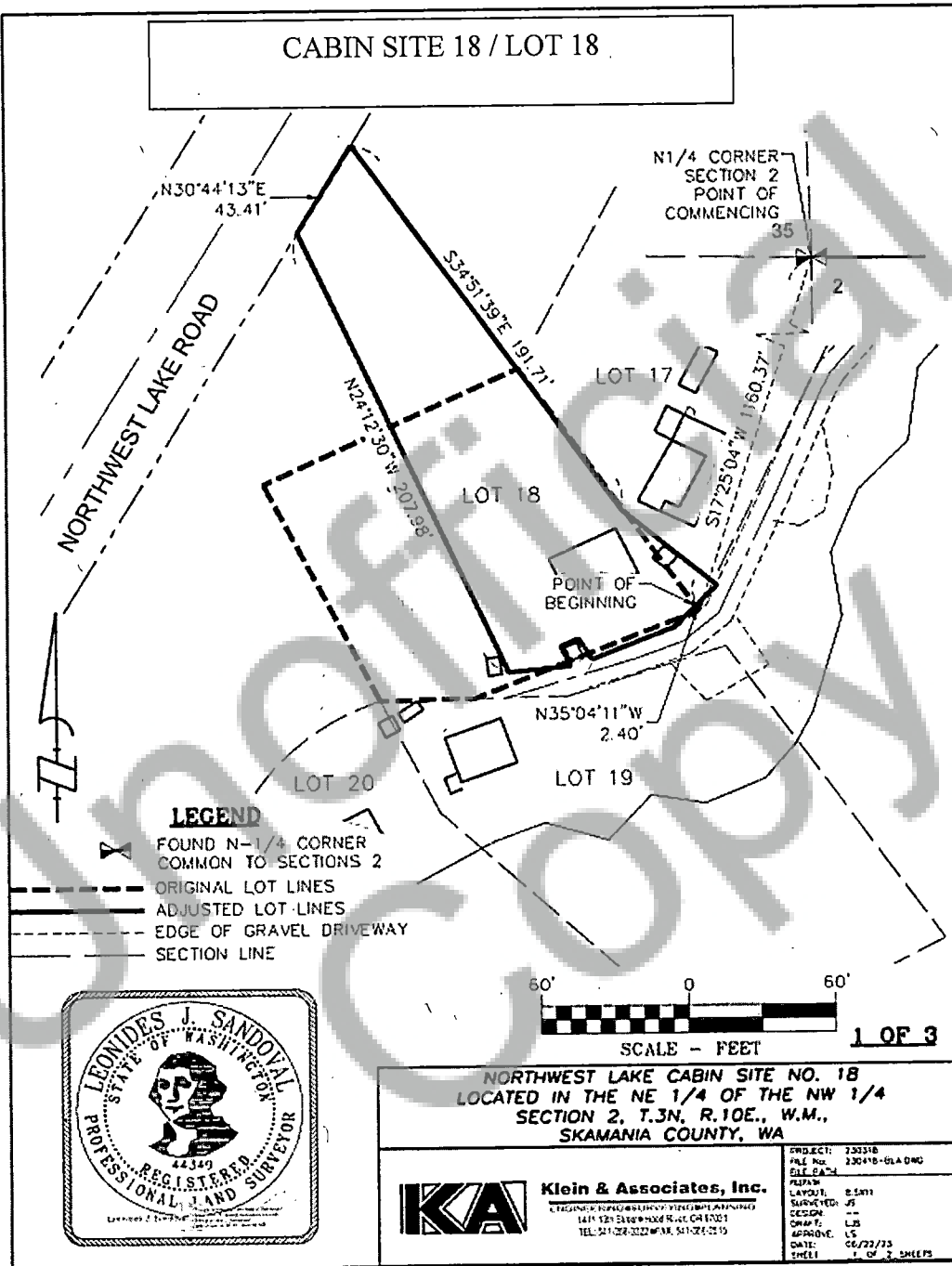
THENCE SOUTH 44°37'01" WEST, 12.49 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 13,806 SQUARE FEET MORE OR LESS.

Skamania County Assessor

Date 2-24-25 Parcel# 03-10-02-0-0-14180-00
03-10-02-0-0-1416-00 PM

CABIN SITE 18 / LOT 18



NORTHWEST LAKE CABIN SITE NO. 18
LOCATED IN THE NE 1/4 OF THE NW 1/4
SECTION 2, T.3N, R.10E., W.M.,
SKAMANIA COUNTY, WA



Klein & Associates, Inc.
KLEIN & ASSOCIATES, INC. 1411 12th Street, SE, P.O. Box 10001
SEASIDE, WA 98138
TEL: 206-322-2000 FAX: 206-322-2001

PROJECT: 200318
FILE NO: 200418-GLA DNG
SHEET: 1 OF 3
LAYOUT: B. SMT
SURVEYED: JS
DESIGN: --
DRAWN: LJS
APPROVE: LS
DATE: 06/22/03
SHEET: 1 OF 3 SHEETS

AND

A ONE-FIFTH (1/5th) UNDIVIDED INTEREST IN LOT 16, Parcel No 3100200141600, AN INFRASTRUCTURE LOT, DESCRIBED AND DEPICTED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 15°54'25" WEST, 1043.14 FEET TO THE NORTHEAST CORNER OF CABIN SITE 16 AS DEPICTED AND SHOWN ON AREA 2A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP;

THENCE NORTH 35°17'22" WEST, 13.59 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE NORTH 35°17'22" WEST, 199.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 126.75 FEET, TO WHICH A RADIAL LINE BEARS NORTH 19°32'00" WEST, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST LAKE ROAD;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°29'38" AN ARC DISTANCE OF 23.21 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 80°00'27" EAST, 56.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 420.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'51" AN ARC DISTANCE OF 107.86 FEET TO A POINT OF TANGENCY;

THENCE NORTH 65°17'10" EAST, 26.74 FEET TO A POINT;

THENCE SOUTH 34°21'28" EAST, 121.84 FEET TO A POINT;

THENCE SOUTH 51°19'54" WEST, 63.39 FEET TO A POINT;

THENCE SOUTH 25°16'29" EAST, 83.00 FEET TO A POINT;

THENCE SOUTH 48°00'06" WEST, 206.47 FEET TO A POINT;

THENCE SOUTH 58°58'18" WEST, 50.05 FEET TO A POINT;

THENCE NORTH 32°17'22" WEST, 20.72 FEET TO A POINT;

THENCE SOUTH 72°38'24" WEST, 43.01 FEET TO A POINT;

THENCE NORTH 66°47'35" WEST, 30.52 FEET TO A POINT;
THENCE NORTH 84°09'20" EAST, 25.40 FEET TO A POINT;
THENCE NORTH 25°24'11" WEST, 9.20 FEET TO A POINT;
THENCE NORTH 64°43'35" EAST, 7.94 FEET TO A POINT;
THENCE SOUTH 32°37'23" EAST, 10.59 FEET TO A POINT;
THENCE NORTH 67°47'10" EAST, 36.23 FEET TO A POINT;
THENCE NORTH 44°37'01" EAST, 25.07 FEET TO A POINT;
THENCE NORTH 23°54'40" EAST, 113.99 FEET TO **THE POINT OF BEGINNING.**
CONTAINING 51,562 SQUARE FEET MORE OR LESS.

**THIS INFRASTRUCTURE LOT IS SHARED BY CABIN SITES / LOTS 17, 18, 19, 20
AND 21.**

Infrastructure Lot 16

N1/4 CORNER
SECTION 2
POINT OF
COMMENCING

35

2

NORTHWEST LAKE ROAD

LOT 16

LOT 17

POINT OF
BEGINNING

LOT 18

LOT 19

LOT 20

LEGEND



FOUND N-1/4 CORNER
COMMON TO SECTIONS 2

ORIGINAL LOT LINES

ADJUSTED LOT LINES

EDGE OF GRAVEL DRIVEWAY

SECTION LINE

100' 0 100'

SCALE - FEET

1 OF 3



NORTHWEST LAKE CABIN SITE NO. 16
LOCATED IN THE NW 1/4
SECTION 2, T.3N, R.10E., W.M.,
SKAMANIA COUNTY, WA



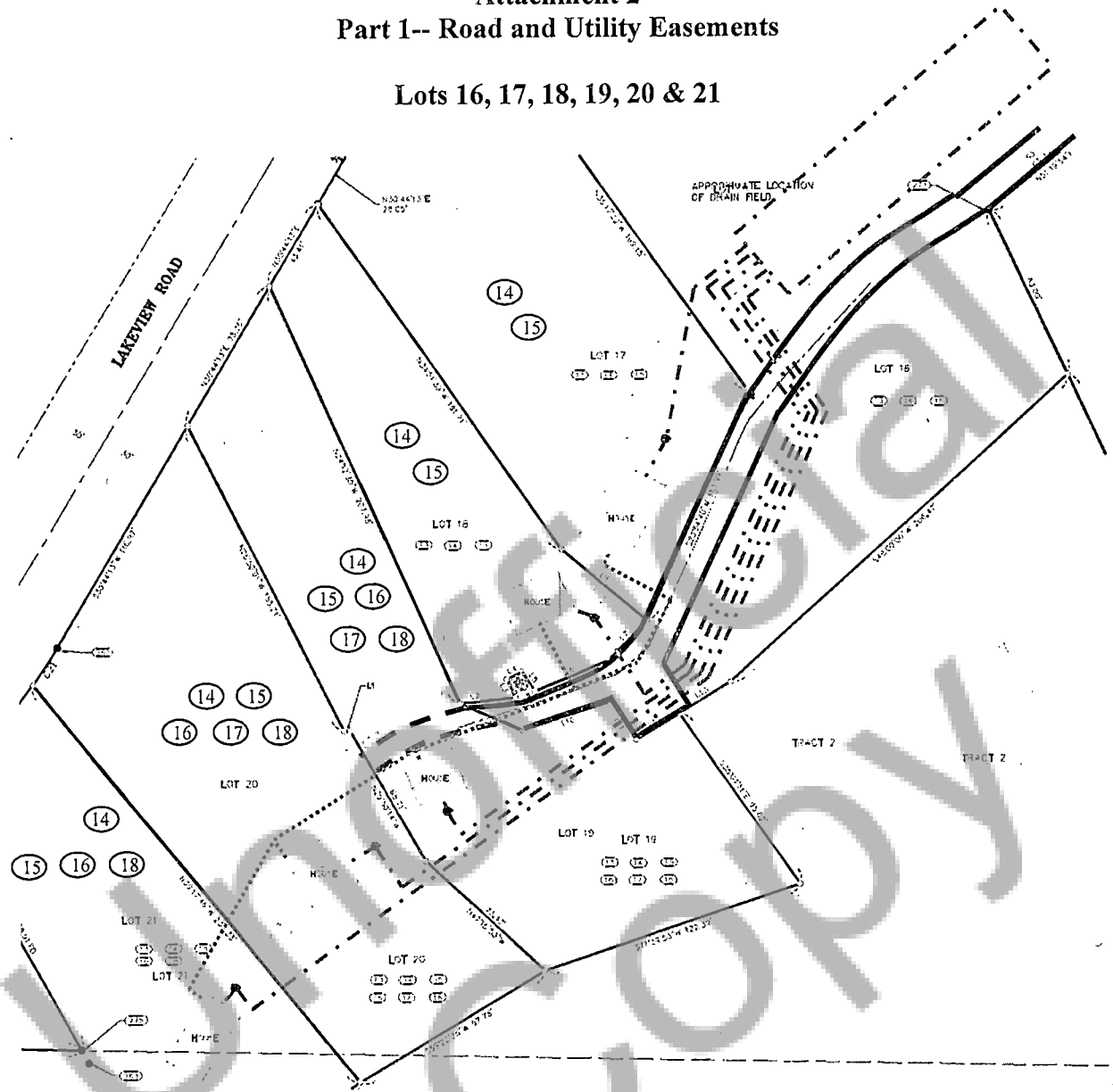
Klein & Associates, Inc.

ENGINEERS AND ARCHITECTS
1415 1ST STREET, SUITE 100, SEASIDE, CA 94061
TEL: (415) 435-0022 FAX: (415) 435-0023

PROJECT: 230318
FILE NO: 130418-GLA.DWG
EIT: BACH
FIELD: [blank]
LAYOUT: 6.5X11
SURVEYED: JS
DESIGN: [blank]
CHECK: [blank]
APPROVE: LS
DATE: 06/22/23
SHEET: 1 OF 2 SHEETS

Attachment 2 Part 1-- Road and Utility Easements

Lots 16, 17, 18, 19, 20 & 21



Access Road **=====**

Driveway **=====**

Septic Line/Tank/Dry Well/Drain Field **- - - - -**

Domestic Water Line/Well/Pumphouse **.....**

Utility/Road locations are approximate and for illustrative purposes only.

Seller conveys this property specifically subject to the following:

- 14 A shared drain field easement, any shared septic or water lines which are located on Lot 16, for the use and benefit of Lots 17-21 to access and maintain their joint facilities.
- 15 A varied width private access and utility easement over the existing access road known as Condit Drive, including a vehicle turnaround. Said easement encompasses the entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is:
 - Across Lot 16 for the use and benefit of Lots 17-21.

ATTACHMENT 2
PART 2—ENCUMBRANCES OF RECORD

1. GENERAL TAXES AND POTENTIAL SUPPLEMENTAL ASSESSMENTS, INCLUDING OTHER AMOUNTS DUE THEREUNDER, WHICH RESULTS FROM ANY CHANGE IN TAX EXEMPT STATUS. THE LAND IS CURRENTLY CARRIED ON THE TAX ROLLS AS EXEMPT FROM TAXES. ON THE DATE OF A CONVEYANCE OR CHANGE IN USE WHICH REMOVES IT FROM EXEMPT STATUS, THE LAND WILL BECOME SUBJECT TO GENERAL PROPERTY TAXES FROM THAT DATE FORWARD.

IN ADDITION, SUPPLEMENTAL ASSESSMENTS FOR GENERAL PROPERTY TAXES FOR PRIOR YEARS MAY ALSO BE LEVIED AGAINST THE LAND. FOR FURTHER INFORMATION REGARDING THE ABOVE, CONTACT THE COUNTY COMPTROLLER.

TAX ACCOUNT NO.: 03100200141800 and PTN 03100200141600

2. ANY AND ALL RECORDED OR UNRECORDED LEASEHOLDS, DEEDS, DEEDS OF TRUST, PERMITS, BILLS OF SALE OR CONTRACTS, IF ANY; AND RIGHTS OF VENDORS AND HOLDERS OF A SECURITY INTEREST ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND R RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
3. MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 26, 1990, IN BOOK 3 OF SURVEYS AT PAGE 42, SKAMANIA COUNTY.
4. MATTERS SET FORTH BY SURVEY RECORDED JUNE 7, 1999, IN BOOK 3 OF SURVEYS AT PAGE 299-307, SKAMANIA COUNTY.
5. MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 15, 2022, IN AS AFN 2022-001895, SKAMANIA COUNTY.
6. RIGHTS AND PRIVILEGES AND EASEMENTS AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. BOOK N, PAGE 217.
7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: NORTHWESTERN ELECTRIC COMPANY
PURPOSE: RIGHT OF WAY FOR CANALS AND DITCHES CONSTRUCTED
RECORDED: August 25, 1914
AUDITOR'S FILE NO.: BOOK P, PAGE 83
AREA AFFECTED: SAID PREMISES

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: NORTHWESTERN ELECTRIC COMPANY, A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
AUDITOR'S FILE NO.: BOOK P, PAGE 462
AREA AFFECTED: SAID PREMISES
9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: RIGHT OF WAY
RECORDED: October 01, 1934
AUDITOR'S FILE NO.: BOOK X, PAGE 630
10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: RIGHT OF WAY
AUDITOR'S FILE NO.: BOOK 83, PAGE 802
AREA AFFECTED: SAID PREMISES
11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST
RECORDED: August 12, 1985
AUDITOR'S FILE NO.: BOOK 85, PAGE 75
AREA AFFECTED: SAID PREMISES
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST, AN OREGON CORPORATION
PURPOSE: OVERHEAD AND UNDERGROUND COMMUNICATION FACILITIES
AUDITOR'S FILE NO.: BOOK 101, PAGE 250
AREA AFFECTED: SAID PREMISES
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST
PURPOSE: COMMUNICATION FACILITIES
AREA AFFECTED: SAID PREMISES
AUDITOR'S FILE NO.: BOOK 127, PAGE 416
14. RESOLUTION NO. 1997-41 AND THE TERMS AND CONDITIOSN THEREOF,
RECORDED UNDER AUDITOR'S FILE NO BOOK 167 PAGE 681.
15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: PEDESTRIAN
RECORDED: July 09, 1997
AUDITOR'S FILE NO.: BOOK 167, PAGE 688
AREA AFFECTED: SAID PREMISES
16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWESTERN LAKE DEVELOPMENT HOMEOWNERS'
ASSOCIATION
PURPOSE: NONEXCLUSIVE EASEMENT
AUDITOR'S FILE NO.: BOOK 172, PAGE 389
AREA AFFECTED: NORTHEAST QUARTER AND SOUTHWEST QUARTER

17. ORDINANCE NO. 2000-02 AND THE TERMS AND CONDITIONS THEREOF,
RECORDED MAY 17, 2000 UNDER AUDITOR'S FILE NO. BOOK 199, PAGE 299.

18. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST, AN
OREGON CORPORATION
PURPOSE: COMMUNICATIONS SYSTEM RIGHT OF WAY
RECORDED: November 22, 2005
AUDITOR'S FILE NO.: 2005159602
AREA AFFECTED: SAID PREMISES

19. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: RIGHT OF FIRST REFUSAL
RECORDED: June 22, 2010
AUDITOR'S FILE NO.: 2010175786

MEMORANDUM OF TERMINATION RECORDED UNDER AUDITOR'S FILE NO.
2024001721.

20. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: SHARED WELL AGREEMENT OF THE MEMBERSHIP OF LAKE
SHORE WATER DISTRICT
RECORDED: August 30, 2011
AUDITOR'S FILE NO.: 2011178952

21. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS
THEREOF: AUDITOR'S FILE NOS.: 2022001516, 2024001299 AND 2024001303

22. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN
INSTRUMENT;
RECORDED: November 20, 2024
AUDITOR'S FILE NO.: 2024001719

23. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: TRAIL EASEMENT
RECORDED: November 20, 2024
AUDITOR'S FILE NO: 2024001720

24. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ACCESS EASEMENT AGREEMENT

RECORDED: December 10, 2024
AUDITOR'S FILE NO: 2024001804

25. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WHITE SALMON RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.
26. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
27. ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE WHITE SALMON RIVER IF SAID RIVER IS NAVIGABLE.
28. LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF THE FAILURE OF THE LAND TO CONSTITUTE A LAWFULLY CREATED PARCEL ACCORDING TO THE STATE OF WASHINGTON SUBDIVISION STATUTES AND THE SUBDIVISION ORDINANCES OF THE COUNTY OF SKAMANIA APPLICABLE TO THE LAND.
29. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
30. LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN DESCRIBED FROM ANY PUBLIC ROAD.
31. TERMS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT CONCERNING THE LAND RECORDED UNDER AUDITOR'S FILE NO. 2024001300 and 2024001301.